



GRASSROOTS
REALTY GROUP

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32328 Range Road 42
Rural Mountain View County, Alberta

MLS # A2235881



\$824,900

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	2,981 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	8.20 Acres		
Lot Feat:	Back Yard, Corners Marked, Front Yard, Landscaped, Lawn, Level, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	22-32-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home		

Inclusions: Fridge x 2, Stove x 2, Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, All Curtain Rods

Gone With The Wind... and Straight Into Your Heart in Harmattan! Step back in time & embrace the grandeur of a bygone era in this stately 2¹²-story character home, built in the year 1912, when craftsmanship was an art & homes were built to stand for generations. With nearly 3,000 sq ft of developed living space, this enchanting estate echoes the elegance & soul of the Old South—reimagined for modern, multi-functional living. As you walk through the doors, imagine the swish of hoop skirts & the soft hum of piano keys playing in the distance. The main floor's grand living room, complete with a wood-burning stove, invites you to gather, to lounge, to live fully—with space enough for the most sumptuous furniture arrangements. A spacious formal dining room, ideal for hosting lavish family dinners, is adorned with built-in cabinets reminiscent of fine sideboards, echoing timeless hospitality. The MAIN KITCHEN is a culinary dream from another age—crafted with wall-to-wall solid oak cabinetry, expansive counters, & a brick-faced stove alcove that feels like it came straight from Tara itself. Just steps away, the SECOND FULL KITCHEN offers self-contained space ideal for extended family or guests—each with privacy & independence, yet united under one roof. With TWO primary bedrooms, TWO additional bedrooms, and a third-floor loft that can serve as a fifth bedroom—or perhaps a writer's retreat, a quiet library, or a whimsical nursery—there is no end to the possibilities. Nestled off to the side in the loft is a charming sauna room, & from the west-facing upper balcony, you'll gaze out toward the mountains & sunsets that seem torn from a painted canvas. Each room is bathed in natural sunlight through large windows on every floor, as if the home itself were welcoming you to stay a

little longer, to breathe deeply, & to dream more freely. Beyond the home, on 8.2 acres of peaceful countryside, the charm continues. A wrap-around deck offers views of open fields, trees rustling in the breeze, & the occasional deer or moose wandering past. The 35'7" x 48'4" Quonset is a marvel in itself—part garage, part workshop, part stable, part tack room, and even features a 748 sq ft mezzanine for extra storage or creative space. The property is fully fenced & cross-fenced, with a stock waterer in place—ready for your horses, livestock, or dreams of country life. This is not merely a home; it is a legacy. A place where stories begin, where laughter echoes through the halls, & where generations can build a future as rich as its past. "Home Is Where Your Story Begins!"